

MINUTES OF SPECIAL MEETING
EAST MONTGOMERY COUNTY IMPROVEMENT DISTRICT
May 27, 2021

THE STATE OF TEXAS §
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COUNTY OF MONTGOMERY §

The Board of Directors of East Montgomery County Improvement District (the “District”) met in Special Session, open to the public, on the 27th day of May, 2021, at 12:00 p.m., at the East Montgomery County Improvement District Complex, 21575 U.S. Highway 59 North, EMCID Conference Room, Room 200A, New Caney, Texas, within the boundaries of the District, and the following officers and members of the Board of Directors were present:

Brenda Webb	Chairperson
Stephen Carlisle	Vice Chair
Katherine Persson	Secretary
Leonard Rogers	Assistant Secretary
Fred Wetz	Treasurer/Investment Officer
Martin Zepeda	Assistant Treasurer
Richard Tramm	Director
Ronald Willingham	Director

and all of said persons were present, except Director Tramm, thus constituting a quorum.

Also present were Mr. Frank McCrady, Ms. Talina Gilbert, Ms. Kelley Mattlage, Mr. Ryan Bonifas, Mr. Creg Mixon and Mr. David Marks.

As the first order of business, the Board considered the qualification and demonstrated competence of providers of architecture services and the making of a selection based on demonstrated competence and qualifications to perform such services, including authorizing the President, Chairman and the District’s legal consultants to engage in negotiations of a fair and reasonable price and contract for the performance of such services. Mr. McCrady reviewed the proposed East Montgomery County Improvement District Event Center project and presented and reviewed the attached East Montgomery County Improvement District Event Facility Market, Financial Feasibility and Impact Analysis with the Board, including an alternate scenario which would consist of a larger facility with more capacity and EMCID office space. Mr. McCrady then stated that the qualification field has been narrowed down to three (3) architectural firms based on extensive research and discussions with consultants and references.

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Mr. McCrady next reviewed the attached analysis of the three (3) architectural firms, including: 1) Convergence Design; 2) TVS Design; and 3) Helman Hurley Charvat Peacock Architects, Inc. He advised the Board that the EMCID staff recommendation is to contract with the firm of Helman Hurley Charvat Peacock Architects, Inc. After discussion, Director Persson moved that the Board authorize the President, Chairman and the District's legal consultants to engage in negotiations and a contract with Helman Hurley Charvat Peacock Architects, Inc., as set out above. Director Willingham seconded the motion, which passed unanimously.

The Board next recessed to Executive Session at 1:47 p.m. to discuss real property matters pursuant to §551.072, Texas Government Code, and matters in which the duty of the attorney to the District under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflict with Chapter 551, Texas Government Code, pursuant to §551.071, Texas Government Code. The Board returned from Executive Session at 2:00 p.m.

There being no further business to come before the Board of Directors, the meeting was adjourned.

(SEAL)



A handwritten signature in blue ink, appearing to read 'Katherine Persson', is written over a horizontal line.

Katherine Persson
Secretary, Board of Directors